

REVISIONS  
A 16.01.17 CM REVISED TENDER PACK



## TENDER

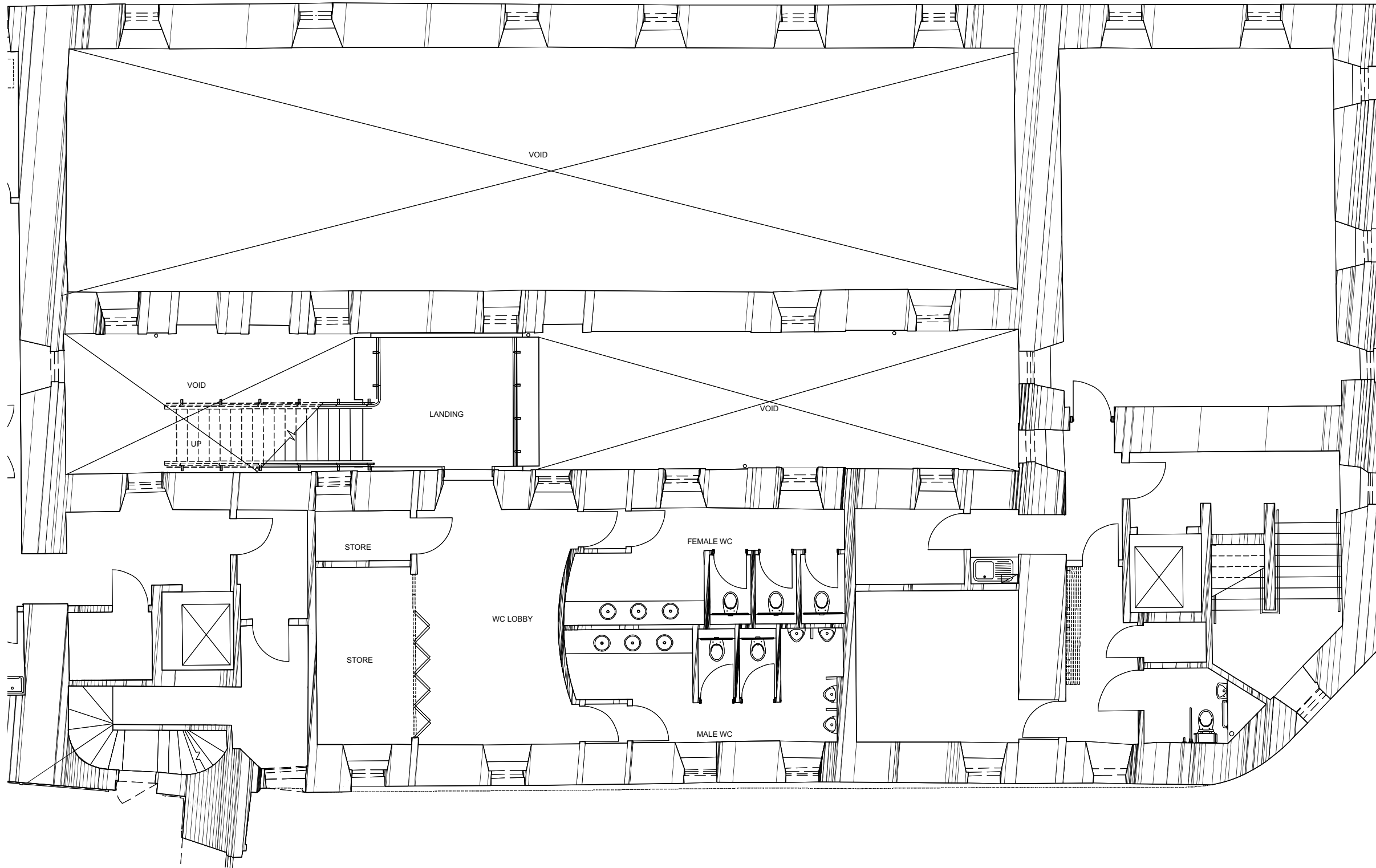
client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
EXISTING GA GROUND FLOOR PLAN	
drawn by>	date>
CM	16.01.17
scale>	revision>
1:100 @ A3	A
drawing number>	
AL(00)00	

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WORKS.

1 EXISTING PLAN GROUND FLOOR  
1:100



REVISIONS  
A 16.01.17 CM REVISED TENDER PACK



TENDER

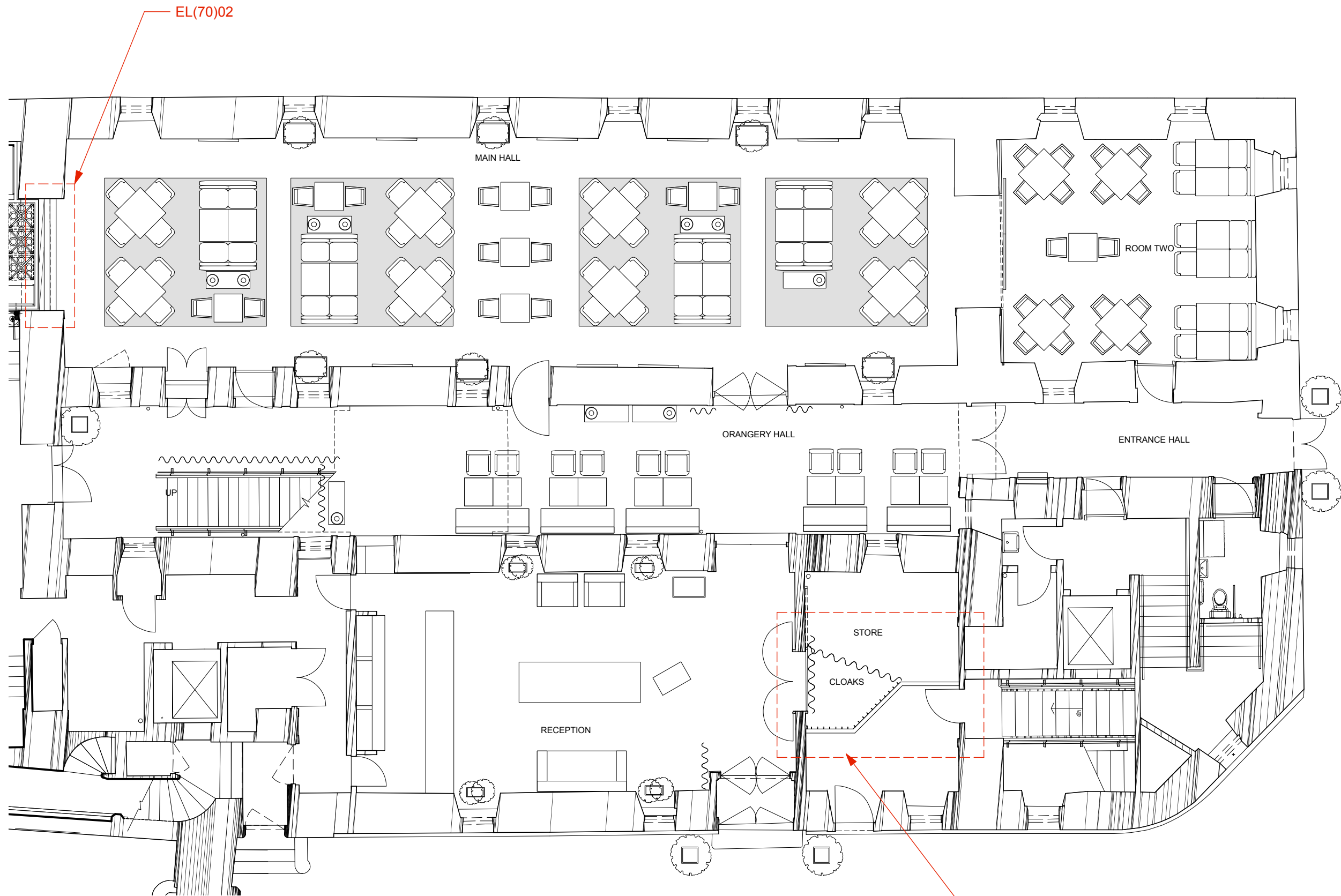
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project>		QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>		EXISTING GA FIRST FLOOR PLAN	
drawn by>	CM	date>	16.01.17
scale>	1:100 @ A3	revision>	A
drawing number>		AL(00)01	

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1 EXISTING PLAN FIRST FLOOR  
1:100



## LEGEND

Please refer to

AL(10)00 proposed downtakings ground floor  
AL(10)01 proposed downtakings first floor

AL(22)00 proposed partition plan ground floor  
AL(22)01 proposed partition plan first floor  
AL(22)02 proposed store room extension detail

AL(35)00 proposed reflected ceiling plan ground floor

AL(42)00 proposed flooring and wood work ground floor  
AL(42)01 proposed flooring and wood work first floor

AL(43)00 proposed wall finishes ground floor  
AL(43)01 proposed wall finishes first floor

EL(70)00 proposed cake table detail  
EL(70)00 proposed back bar detail  
EL(70)01 proposed front bar detail  
EL(70)04 proposed fireplace detail

REVISIONS  
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# 442

## TENDER

client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
PROPOSED GA GROUND FLOOR PLAN	
drawn by>	date>
CM	16.01.17
scale>	revision>
1:100 @ A3	A
drawing number>	
AL(00)02	

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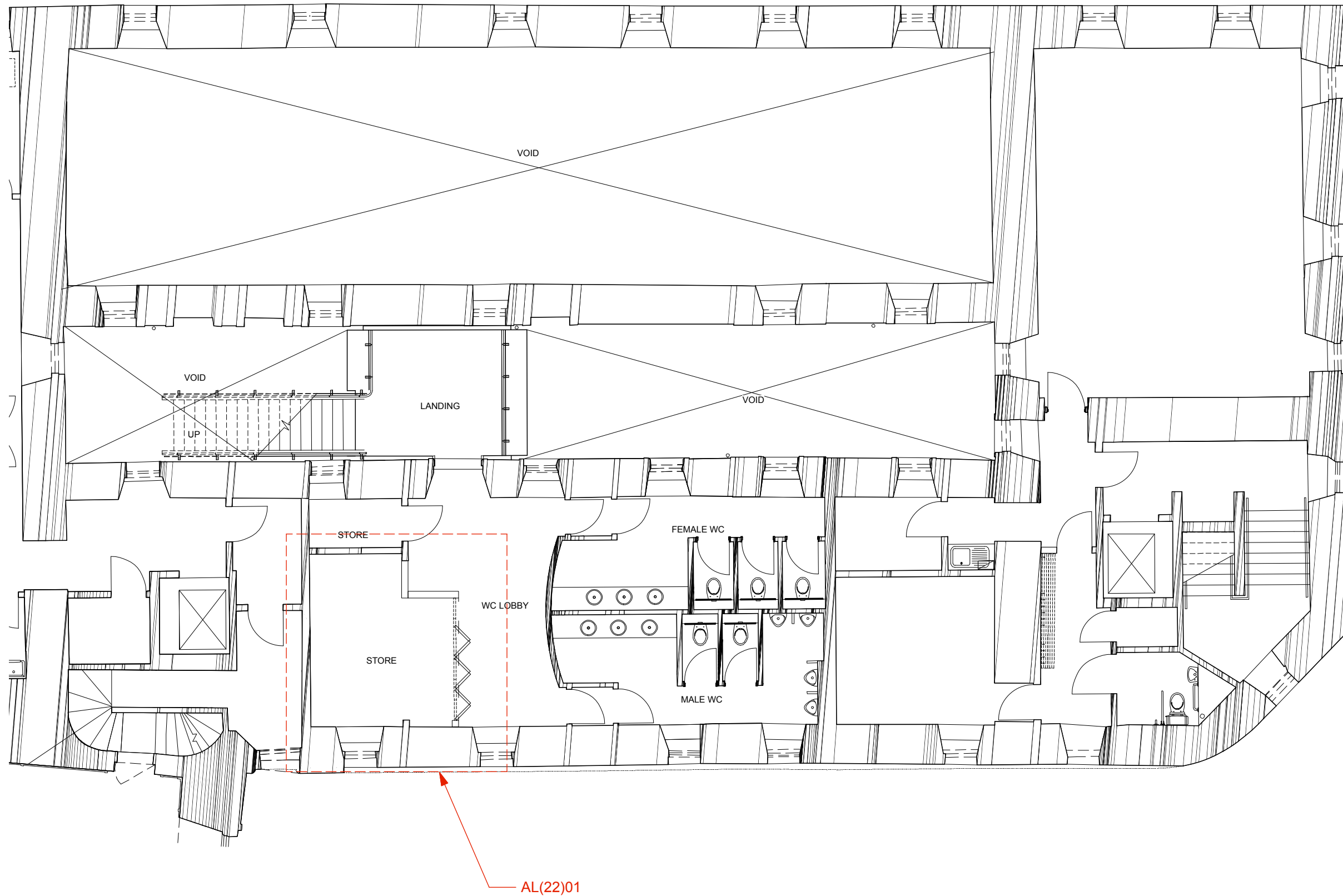
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1

PROPOSED PLAN GROUND FLOOR  
1:100

AL(22)00  
EL(70)03



# LEGEND

Please refer to

AL(10)00 proposed downtakings ground floor  
 AL(10)01 proposed downtakings first floor

AL(22)00 proposed partition plan ground floor  
 AL(22)01 proposed partition plan first floor  
 AL(22)02 proposed store room extension detail

AL(35)00 proposed reflected ceiling plan ground floor

AL(42)00 proposed flooring and wood work ground floor  
 AL(42)01 proposed flooring and wood work first floor

AL(43)00 proposed wall finishes ground floor  
 AL(43)01 proposed wall finishes first floor

EL(70)00 proposed cake table detail  
 EL(70)00 proposed back bar detail  
 EL(70)01 proposed front bar detail  
 EL(70)04 proposed fireplace detail

REVISIONS  
 A 16.01.17 CM REVISED TENDER PACK



## TENDER

client>	BENUGO		
project>	QUEEN ANNE TEAROOM, EDINBURGH CASTLE		
title>	PROPOSED GA FIRST FLOOR PLAN		
drawn by>	CM	date>	16.01.17
scale>	1:100 @ A3	revision>	A
drawing number>	AL(00)03		


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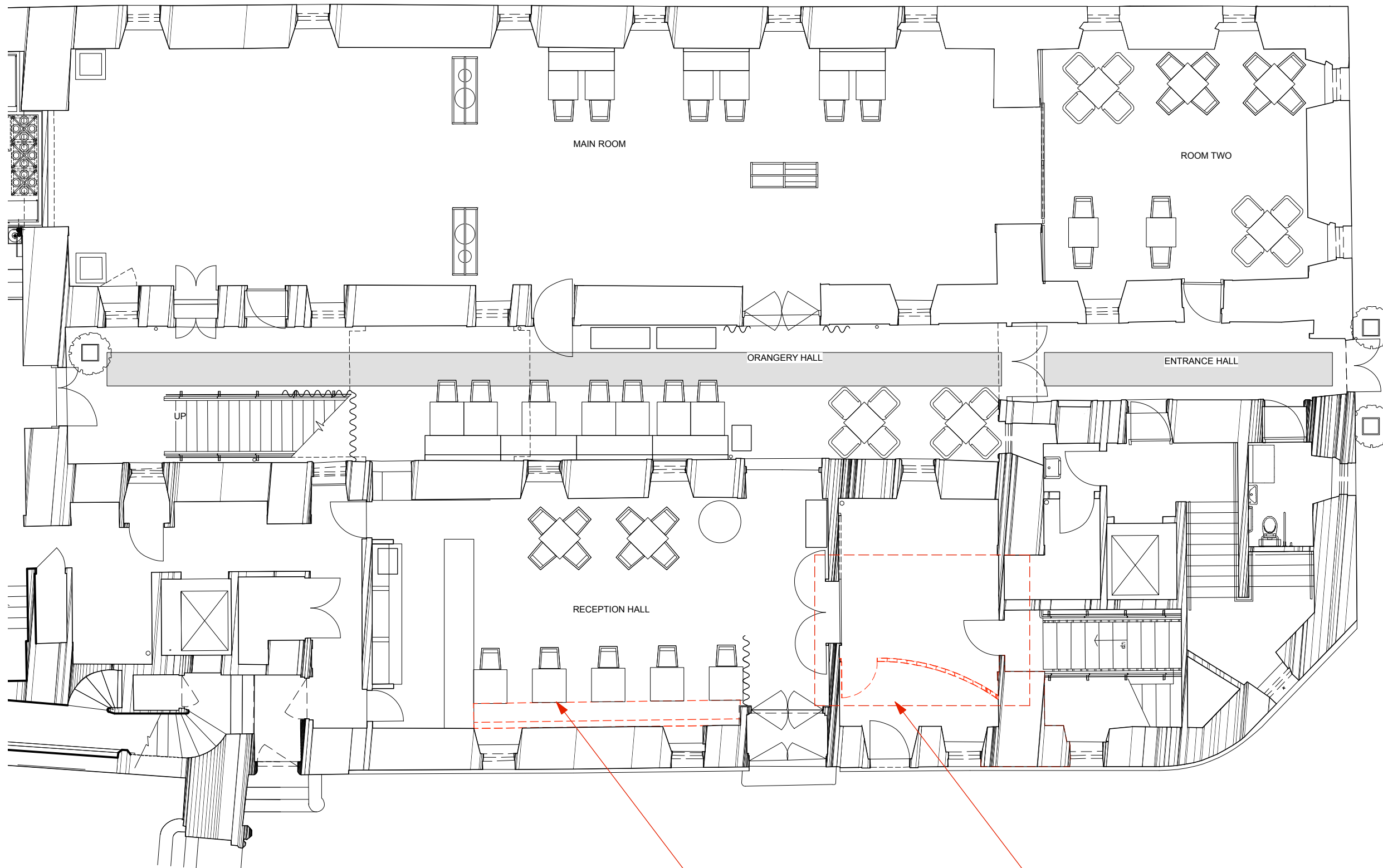
1 PROPOSED PLAN FIRST FLOOR  
 1:100

# LEGEND

 proposed dntakings

All existing areas to be made good.

Great care must be taken during the dntaking works, and every effort made to avoid any damage to the remaining building fabric. Any required reinstatement work, e.g. to mortar joints, plaster, skirtings etc., is to be made good to specifications agreed with HES, to match existing.



REVISIONS  
A 16.01.17 CM REVISED TENDER PACK



TENDER

client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
DOWNTAKINGS GROUND FLOOR PLAN	
drawn by>	date>
CM	16.01.17
scale>	revision>
1:100 @ A3	A
drawing number>	
AL(10)00	

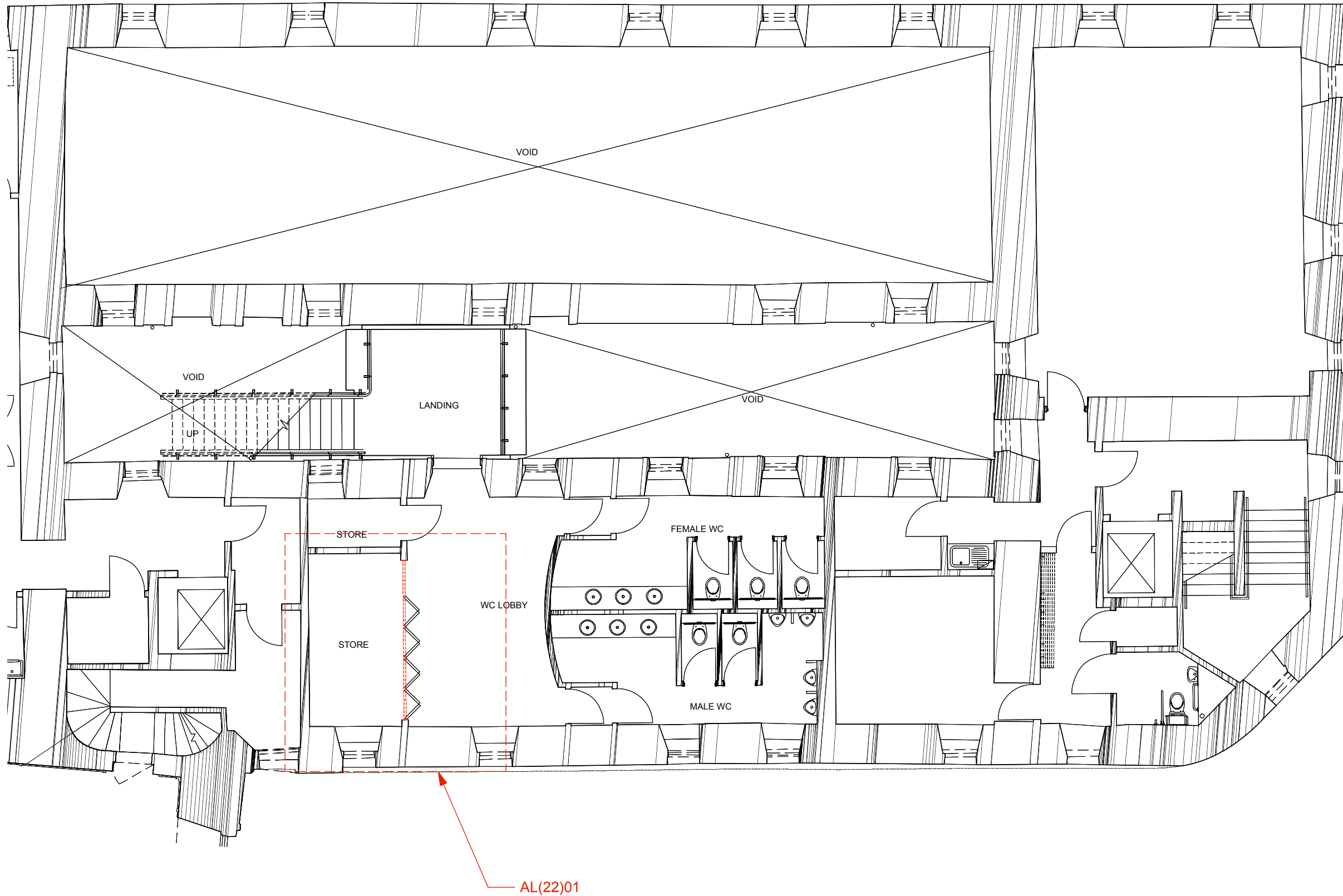
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1 DOWNTAKINGS PLAN GROUND FLOOR  
1:100

Removal of booth seating  
AL(22)00  
EL(70)03



# LEGEND

 proposed downtakings

Existing doors to be kept and reused.

All existing areas to be made good.

Great care must be taken during the dunting works, and every effort made to avoid any damage to the remaining building fabric. Any required reinstatement work, e.g. to mortar joints, plaster, skirtings etc., is to be made good to specifications agreed with HES, to match existing.

REVISIONS  
A 16.01.17 CM REVISED TENDER PACK



## TENDER

client>		BENUGO	
project>		QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>		DOWNTAKINGS FIRST FLOOR PLAN	
drawn by>	CM	date>	16.01.17
scale>	1:100 @ A3	revision>	A
drawing number>		AL(10)01	


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1 PLAN FIRST FLOOR  
1:100

# LEGEND

 proposed full height partition

## British Gypsum steel stud 1 hour fire rated non load bearing System WPC138

Thickness: 95mm (3 3/4") Weight: 25 kg/m2 (5.0 lb/ft2)

15.9mm (5/8") CertainTeed Type X products, 1 layer, each side of 92mm (35/8") steel studs fixed to head and sole plates. Fasten boards vertically or horizontally using 25mm (1") screws spaced 200mm (8") o.c. along edge joints, floor and ceiling tracks, and 300mm (12") o.c in the field. Joints must be offset. If boards are applied horizontally, horizontal edge joints and horizontal butt joints need not be staggered or backed by steel framing. Fasten boards horizontally using 25mm (1") screws spaced 200mm (8") o.c. Tape and finish joints with CertainTeed products.

Plug and screw fixings are to be used in all fixings.

Where vertical grounds for new partitions are joining existing walls, they are to be fixed only into mortar joints or through plaster into existing studwork, and not into masonry.

Refer to AL(22)02 for existing photographs and further information on fixing points.

REVISIONS  
A 15.11.16 CM UPDATED AS PER HES DISCUSSIONS

REVISIONS  
A 16.01.17 CM REVISED TENDER PACK



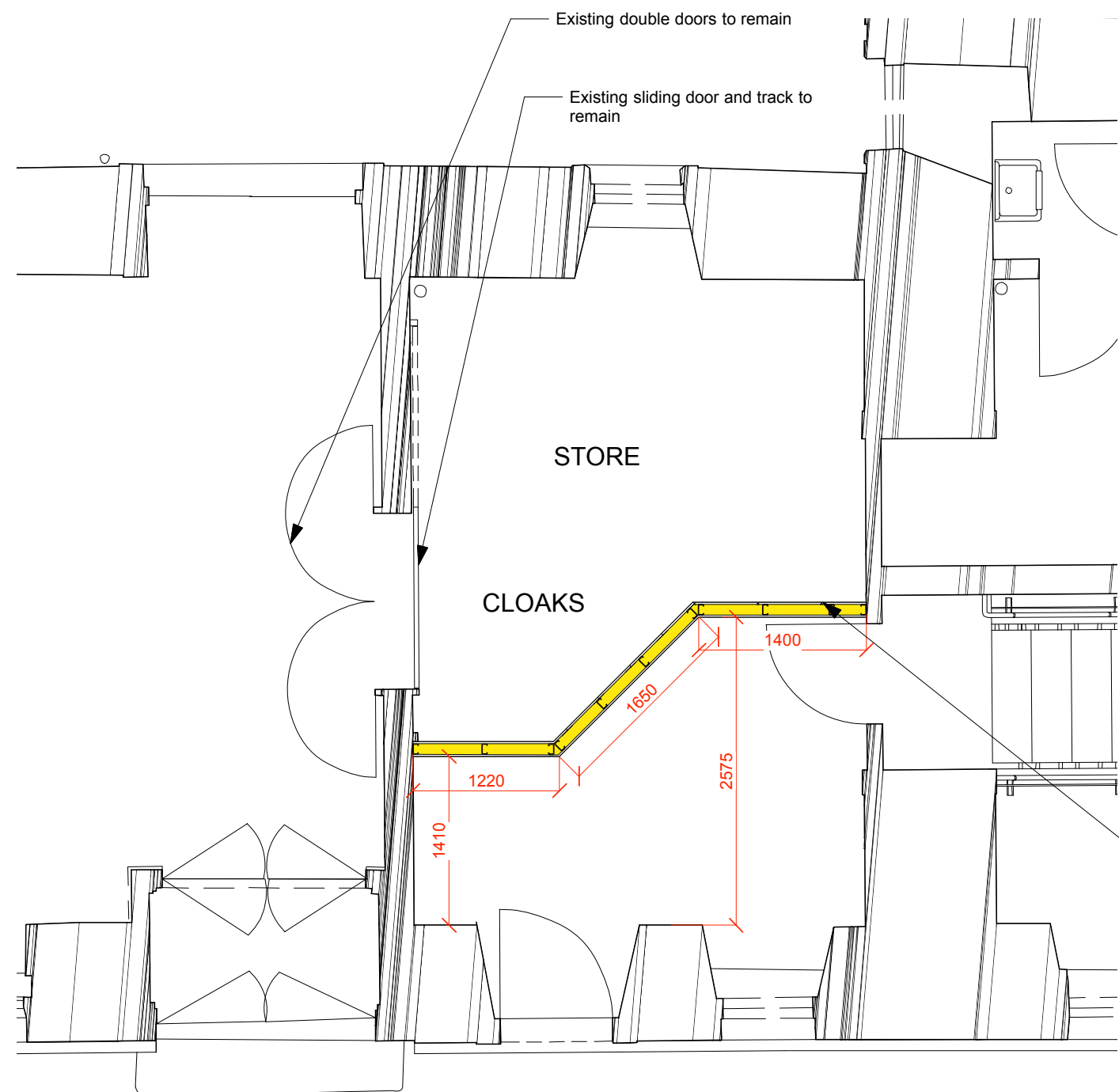
# TENDER

client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
PROPOSED PARTITIONS GROUND FLOOR PLAN	
drawn by>	date>
CM	16.01.17
scale>	revision>
1:50/5 @ A3	A
drawing number>	
AL(22)00	

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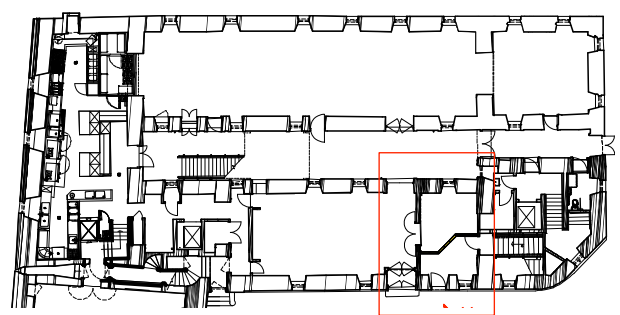
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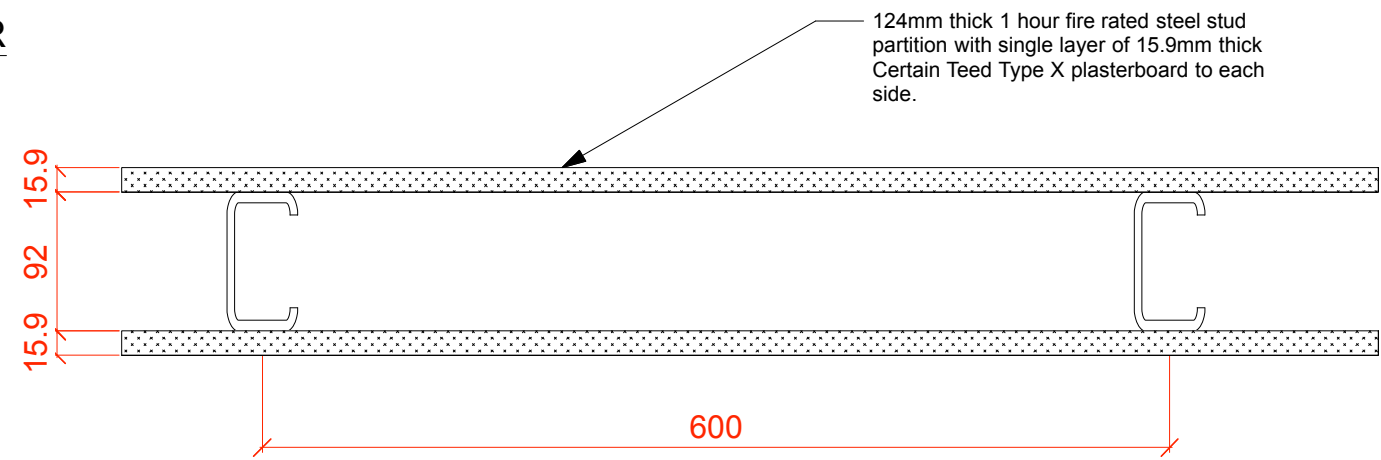


Proposed new full height 1 hour fire rated steel stud partition to separate store and cloakroom from fire escape at lower level exhibition. Existing lighting and emergency signage to be reviewed by HES fire team.

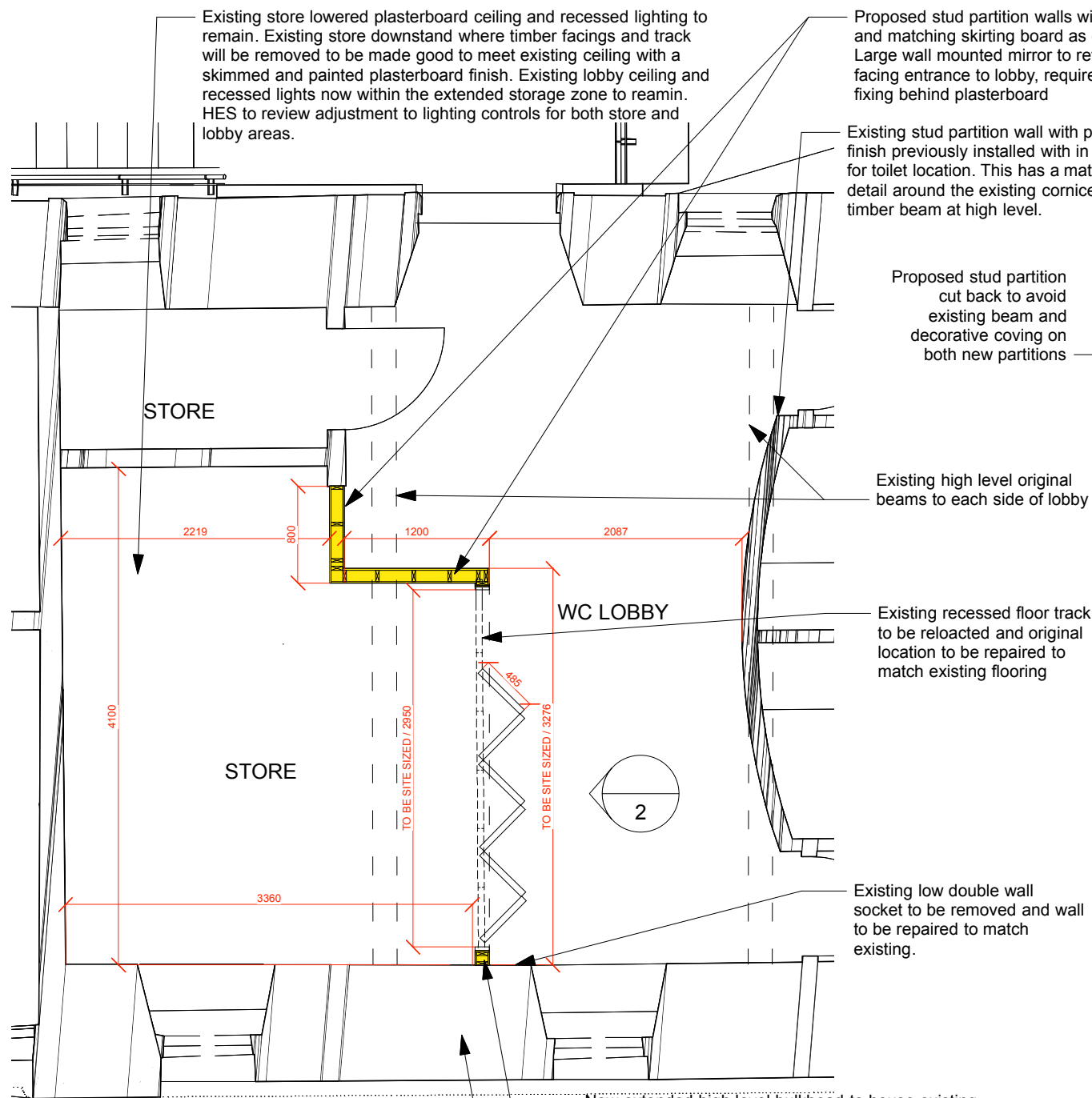
1 PROPOSED PARTITIONS PLAN GROUND FLOOR  
1:50



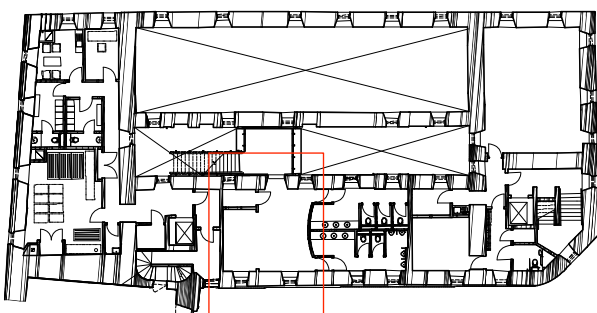
3 KEY PLAN  
NTS



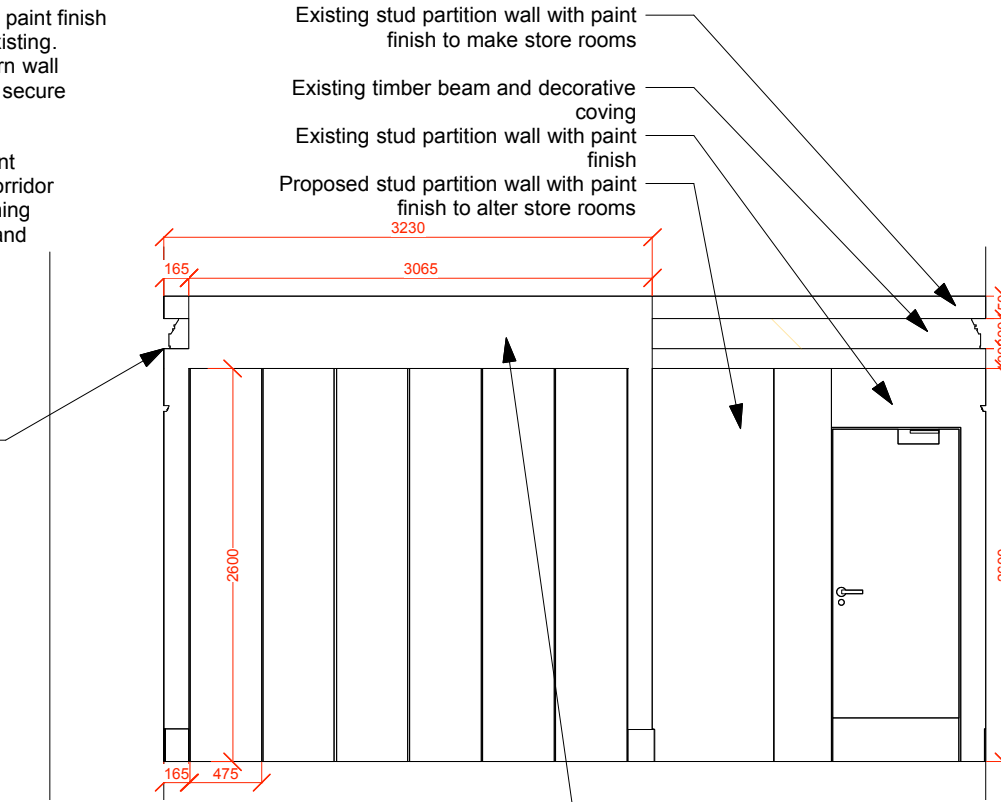
2 PROPOSED TYPICAL PARTITION DETAIL PLAN  
1:5



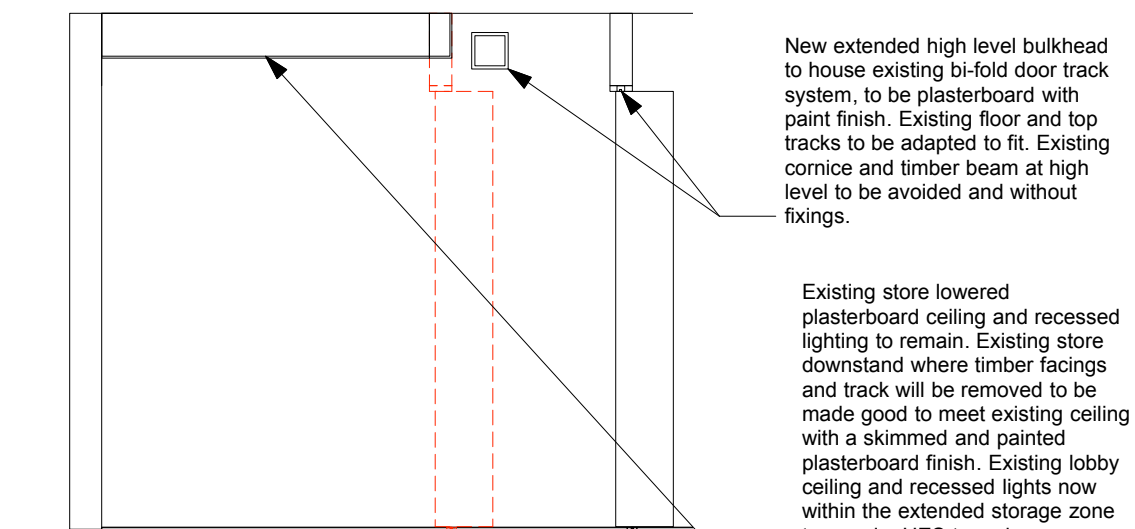
1 PROPOSED PLAN  
1:50



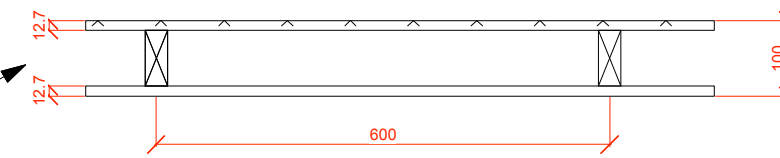
3 KEY PLAN  
NTS



2 PROPOSED ELEVATION  
1:50



3 PROPOSED SECTION  
1:50



5 PROPOSED TYPICAL PARTITION DETAIL PLAN  
1:10

## LEGEND

proposed partitions

British Gypsum timber non load bearing partition.

12.7mm (1/2") plasterboard, 1 layers, each side of 32mm (2 1/2") timber studs fixed to head and sole plates. Fasten base layers vertically using 25mm (1") screws spaced 300mm (12") o.c. Fasten face layers vertically using 41mm (1 5/8") screws spaced 300mm (12") o.c. Joints must be offset. Tape and finish outer layer joints.

Plug and screw fixings are to be used in all fixings.

Where vertical grounds for new partitions are joining existing walls, they are to be fixed only into mortar joints or through plaster into existing studwork, and not into masonry.

Refer to AL(22)02 for existing photographs and further information on fixing points.

REVISIONS  
A 16.01.17 CM REVISED TENDER PACK

# 442

## TENDER

client>	BENUGO		
project>	QUEEN ANNE TEAROOM, EDINBURGH CASTLE		
title>	PROPOSED PARTITIONS FIRST FLOOR		
drawn by>	CM	date>	16.01.17
scale>	1:50/10 @ A3	revision>	A
drawing number>	AL(22)01		

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1 TO GF STORE WALL  
PHOTOGRAPH OF EXISTING MASONRY ARCH

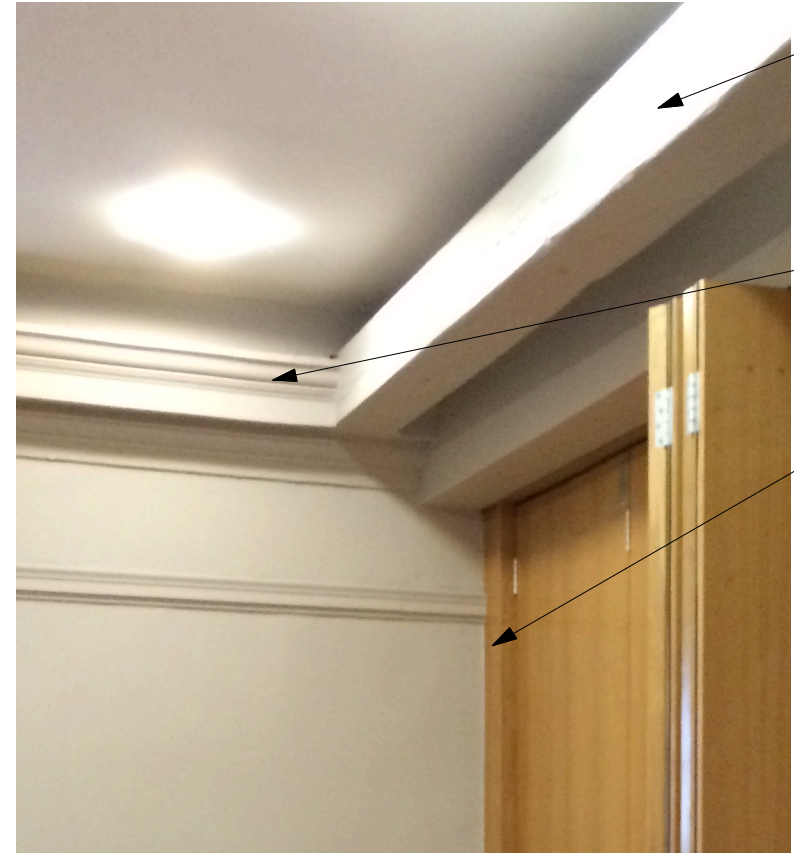
Original masonry arch - not to be fixed too.  
Any fixings must be to mortar or through plasterboard, to floor and to ceiling.  
edge of new partition to be sealed in line with existing lowered ceiling edge detail

Existing original beam over store to be avoided and with out fixings

Existing original beam cut through wc partition



2 PHOTOGRAPH OF EXISTING BEAM AND COVING IN FF LOBBY  
NTS



Existing original beam over store, to be avoided and with out fixings  
Existing original cornice, to be avoided and with out fixings  
Existing timber bi fold door facing and frame to be moved forward on wall.

3 PHOTOGRAPH OF EXISTING BEAM AND COVING IN FF LOBBY  
NTS

**LEGEND**

Existing doors to be kept and reused.  
All existing areas to be made good.  
Great care must be taken during the dountaking works, and every effort made to avoid any damage to the remaining building fabric. Any required reinstatement work, e.g. to mortar joints, plaster, skirtings etc., is to be made good to specifications agreed with HES, to match existing.  
Plug and screw fixings are to be used in all fixings.  
Where vertical grounds for new partitions are joining existing walls, they are to be fixed only into mortar joints or through plaster into existing studwork, and not into masonry.



**TENDER**

client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
PROPOSED PARTITIONS EXISTING PHOTOGRAPHS	
drawn by>	date>
CM	19.01.17
scale>	revision>
NTS @ A3	
drawing number>	
AL(22)02	

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# LEGEND

- ceiling, ceiling rafts and soffits to be painted with Valspar Trade Premium Walls & Ceilings Matt paint, primer and undercoat in one, maximum-durability and super-scrub formula.  
BLUE FREDORA X87 R184A  
approx - 100m2
  - underside and edges of stair landing to be painted with Dulux Trade Eggshell paint in off white to be colour matched with existing paint.  
approx - 36m2
  - existing recessed spot lights in fire exit
  - existing recessed spot lights in main store
  - existing recessed spot lights to be removed
  - existing recessed spot lights within boundary of new main store to be rewired to fire exit circuit
  - existing running man hanging sign in main store to be relocated
  - existing running man hanging sign to be relocated and rewired to fire exit circuit
  - existing magnetic door catch in main store to be relocated
  - existing magnetic door catch relocated and rewired to fire exit circuit
- all work to services by castle contractor

REVISIONS  
A 16.01.17 CM SERVICES ADDED,  
REVISED TENDER PACK



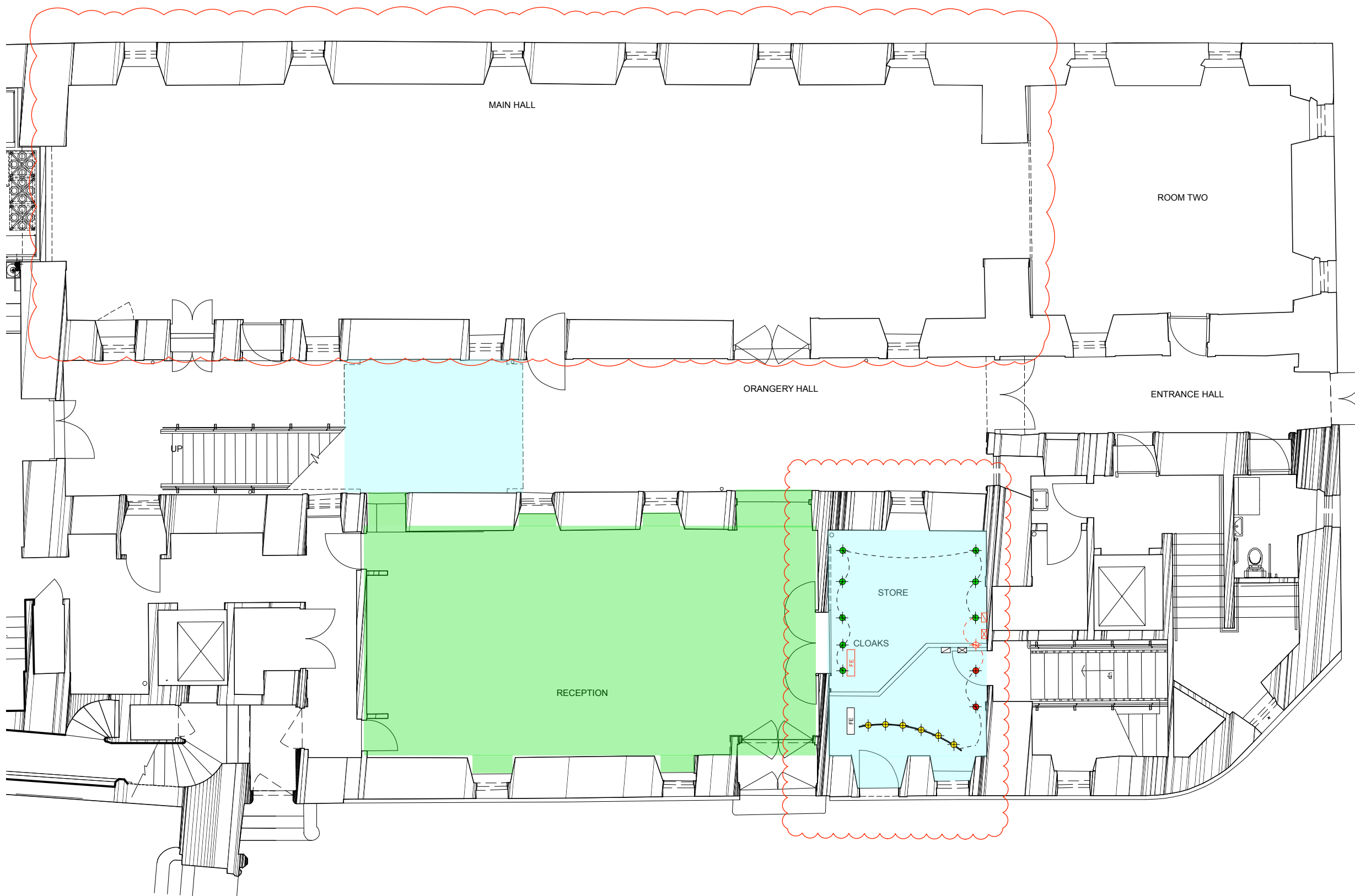
## TENDER

client>		BENUGO	
project>		QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>		REFLECTED CEILING GROUND FLOOR PLAN	
drawn by>	CM	date>	16.01.17
scale>	1:100 @ A3	revision>	A
drawing number>		AL(35)00	

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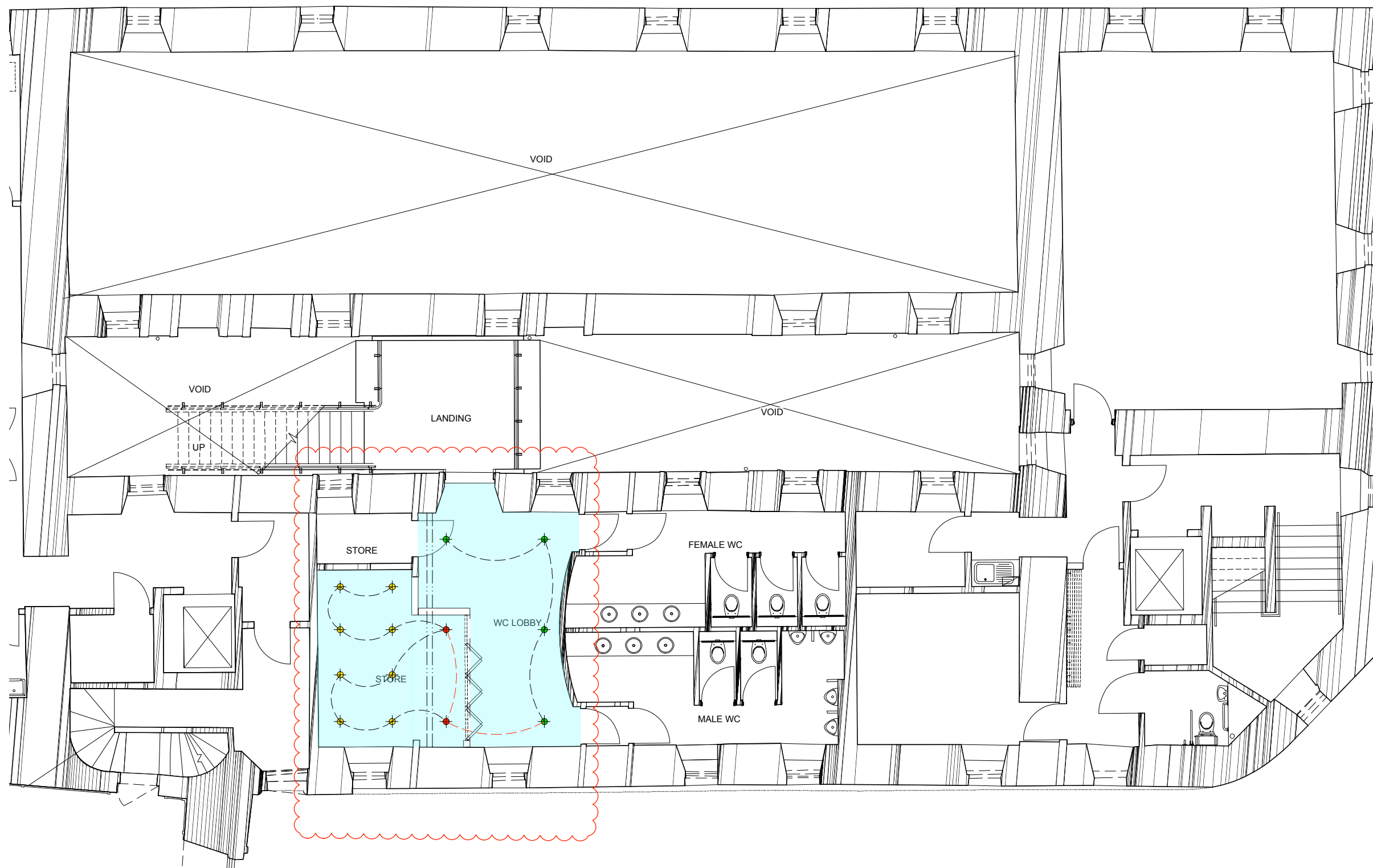
1 REFLECTED CEILING PLAN GROUND FLOOR  
1:100

# LEGEND

 ceiling in lobby and store to be painted with Dulux Trade Eggshell paint in off white to be colour matched with existing paint.

approx - 30m2

-  existing recessed spot lights in hall
  -  existing recessed spot lights in store
  -  existing recessed spot lights within boundary of new store extension to be rewired to store circuit
- all work to services by castle contractor



REVISIONS  
A 16.01.17 CM SERVICES ADDED, REVISED TENDER PACK



## TENDER

client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
REFLECTED CEILING FIRST FLOOR PLAN	
drawn by>	date>
CM	16.01.17
scale>	revision>
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drawing number>	
AL(35)01	


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1 REFLECTED CEILING PLAN FIRST FLOOR  
1:100

# LEGEND

-  new brown coir entrance matting to be laid  
approx area 10m2



REVISIONS  
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## TENDER

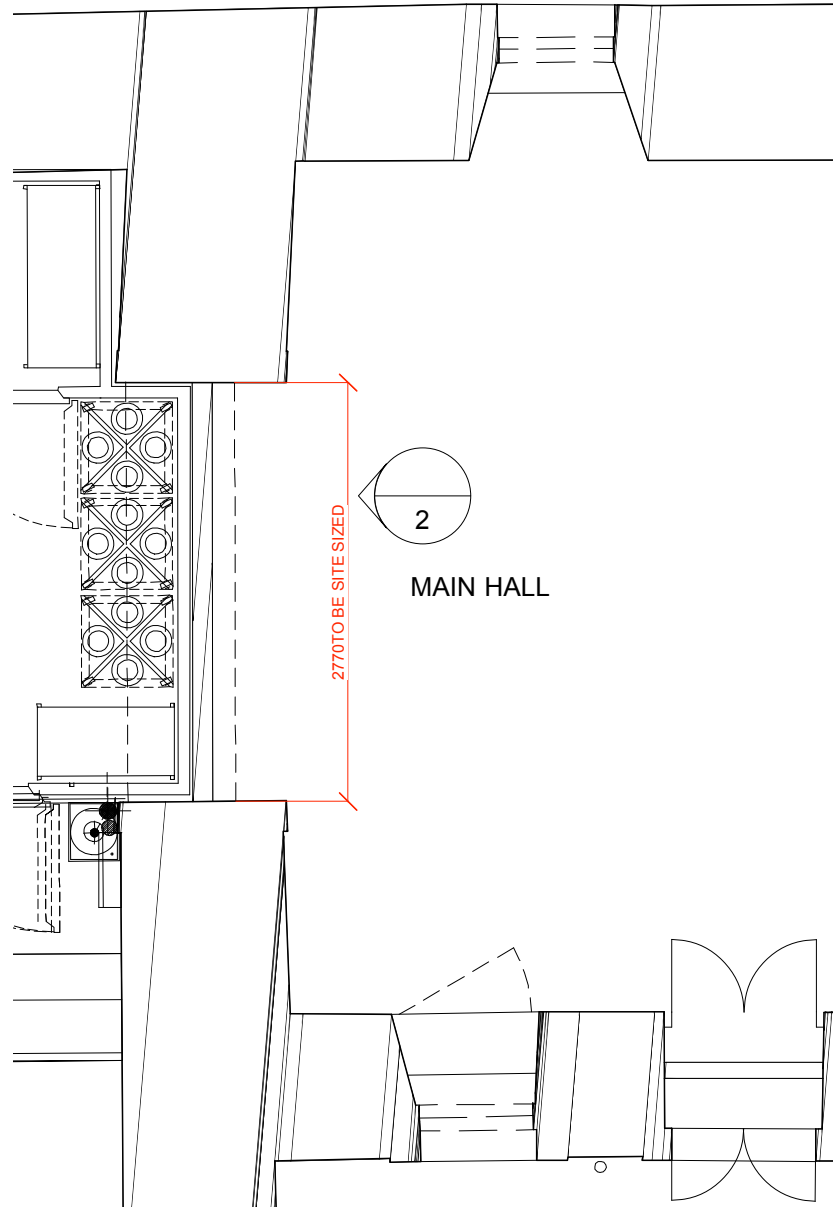
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project>		QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>		PROPOSED FLOORING FLOOR PLAN	
drawn by>	CM	date>	16.01.17
scale>	1:100 @ A3	revision>	A
drawing number>		AL(42)00	

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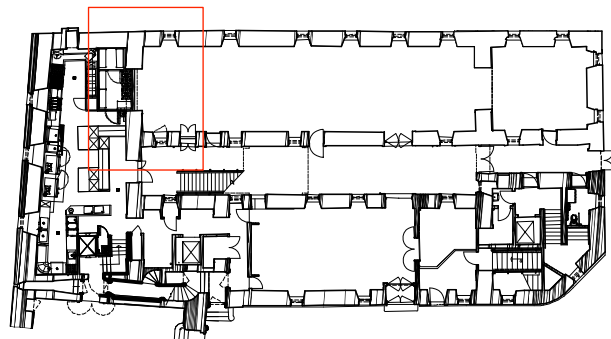
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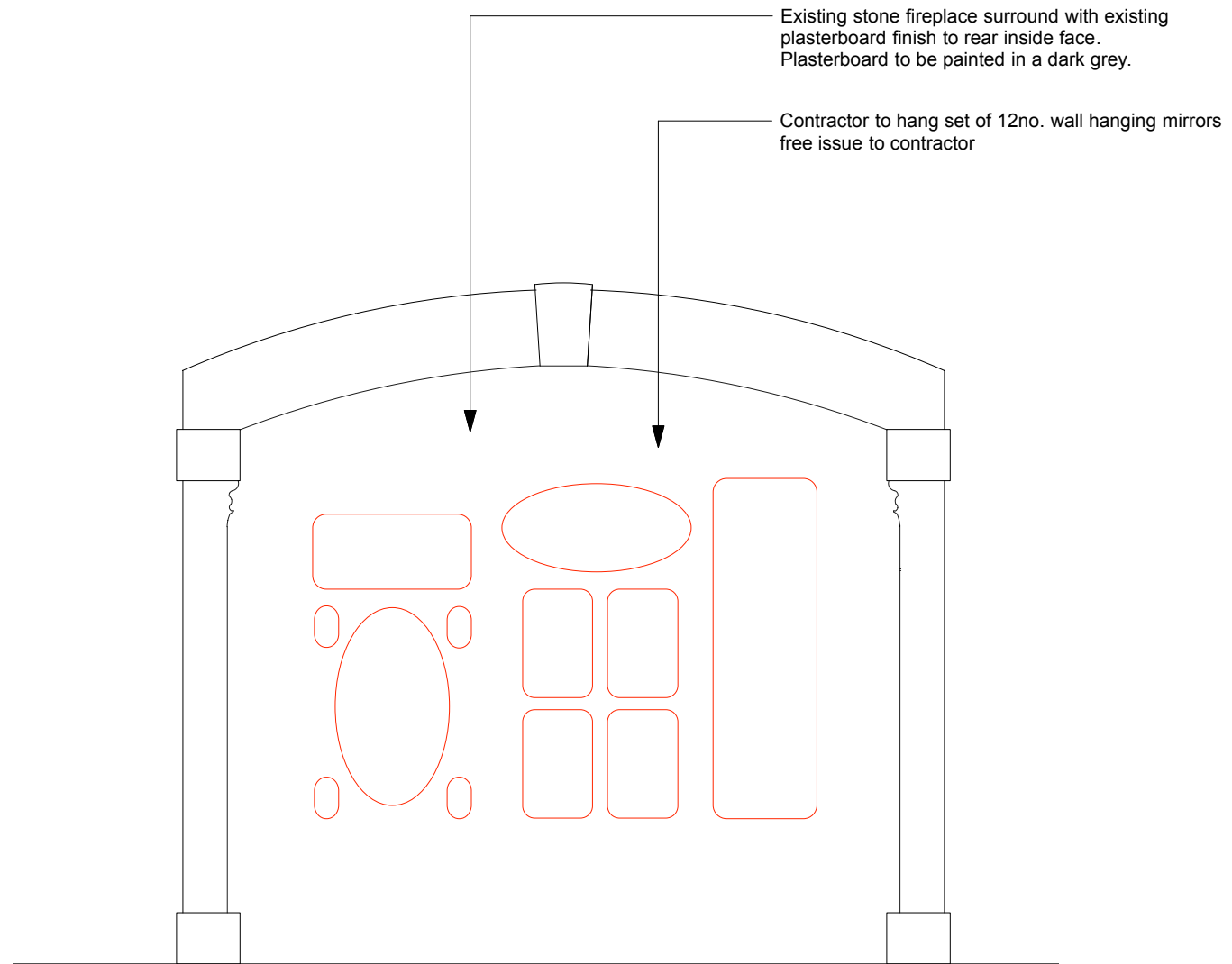
1 PROPOSED FLOORING PLAN GROUND FLOOR  
1:100



1 PROPOSED PLAN  
NTS



3 KEY PLAN  
NTS



2 PROPOSED ELEVATION  
NTS

FIRE PLACE TO BE SITE SIZED

REVISIONS  
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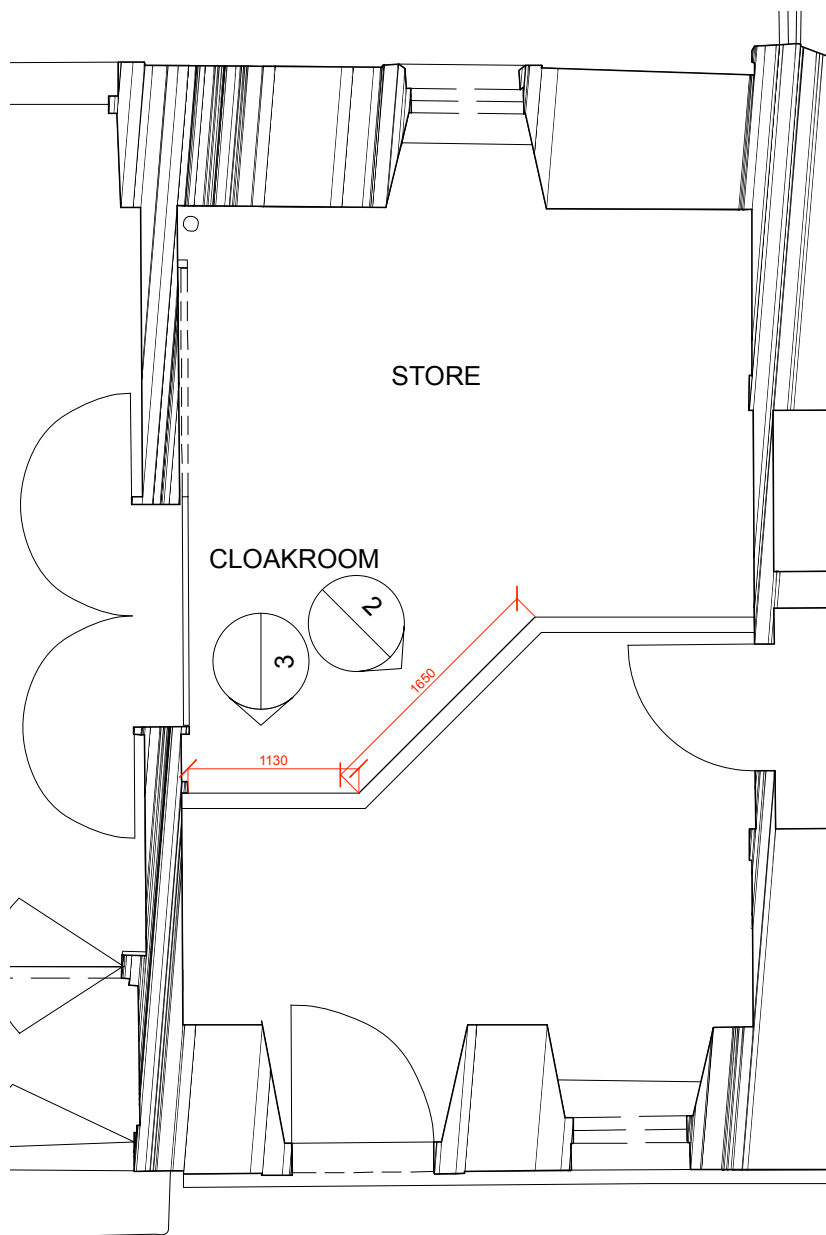
TENDER

client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
PROPOSED FIREPLACE ELEVATION	
drawn by>	date>
CM	16.01.17
scale>	revision>
NTS @ A3	A
drawing number>	
EL(70)02	

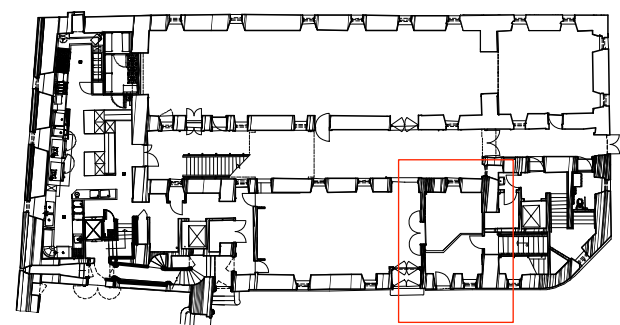
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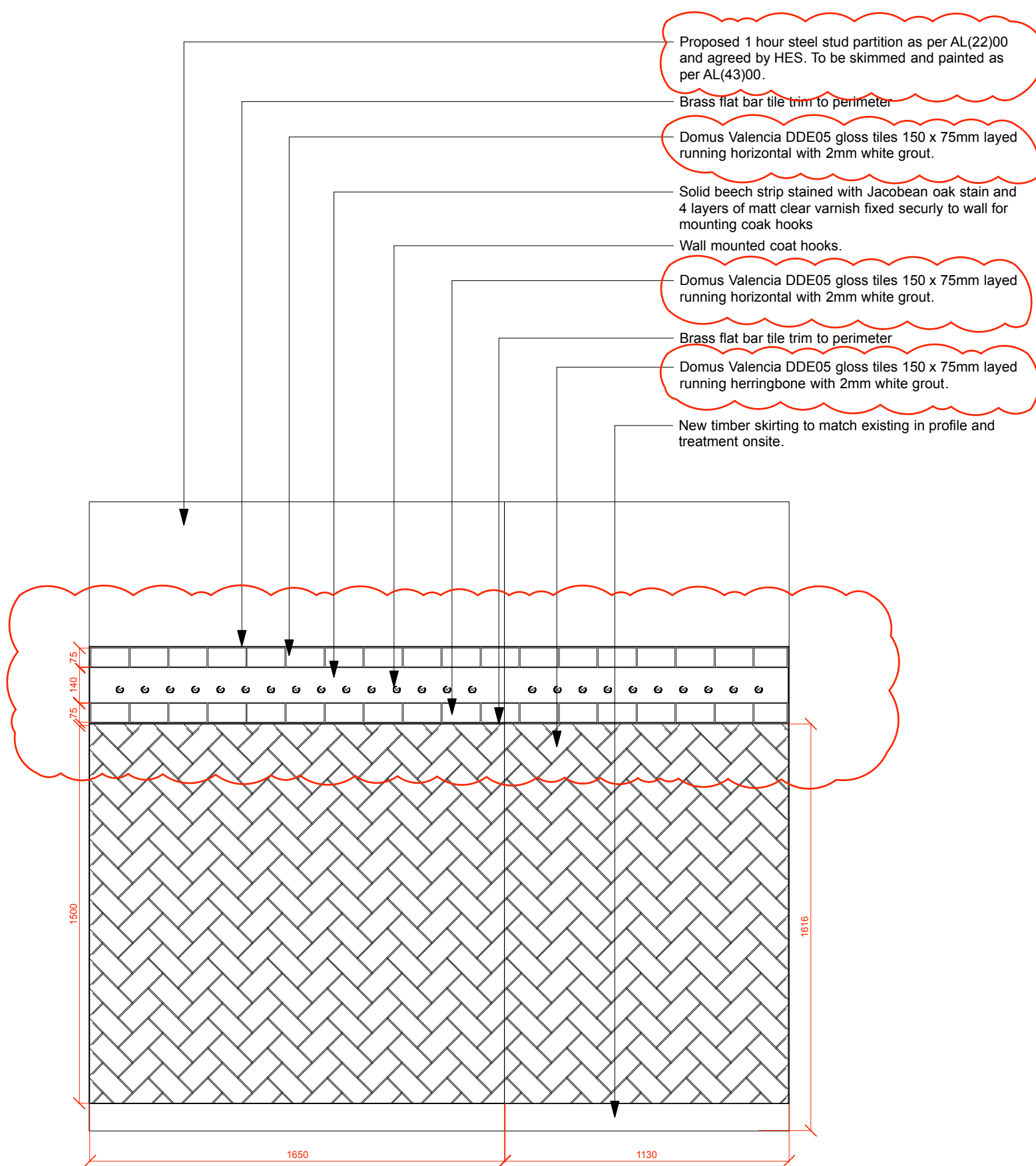
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1 PROPOSED PLAN  
1:50



4 KEY PLAN  
NTS



- Proposed 1 hour steel stud partition as per AL(22)00 and agreed by HES. To be skimmed and painted as per AL(43)00.
- Brass flat bar tile trim to perimeter
- Domus Valencia DDE05 gloss tiles 150 x 75mm layed running horizontal with 2mm white grout.
- Solid beech strip stained with Jacobean oak stain and 4 layers of matt clear varnish fixed securly to wall for mounting coak hooks
- Wall mounted coat hooks.
- Domus Valencia DDE05 gloss tiles 150 x 75mm layed running horizontal with 2mm white grout.
- Brass flat bar tile trim to perimeter
- Domus Valencia DDE05 gloss tiles 150 x 75mm layed running herringbone with 2mm white grout.
- New timber skirting to match existing in profile and treatment onsite.

2 PROPOSED ELEVATION  
1:20

3 PROPOSED ELEVATION  
1:20

REVISIONS  
A 16.01.17 CM REVISED TENDER PACK



TENDER

client>	
BENUGO	
project>	
QUEEN ANNE TEAROOM, EDINBURGH CASTLE	
title>	
PROPOSED CLOAKROOM TILE ELEVATION	
drawn by>	date>
CM	16.01.17
scale>	revision>
1:20 @ A3	A
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EL(70)03	

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